KENDALL COUNTY
REGIONAL PLANNING COMMISSION
111 West Fox Street • Rooms 209 and 210 • Yorkville, IL • 60560
AGENDA

Wednesday, February 26, 2014 – 7:00 p.m.

CALL TO ORDER

ROLL CALL: Bill Ashton (Chair), Tom Casey, Bill Lavine (absent), Larry Nelson, Vern Poppen, Tim Sidles, Claire Wilson, Budd Wormley and two vacancies (Big Grove Township & Kendall Township)

APPROVAL OF AGENDA

APPROVAL OF MINUTES Approval of minutes from the January 22, 2014 meeting & February 1, 2014 Annual Meeting

PETITIONS

1. 14-02 Dickson Valley Ministries
Request Major Amendment to A-1 Special Use for a camp and retreat center
Location 8250 Finnie Road, Newark
Purpose Request for a major amendment to their special use to add 42.6 acres and revise their site plan.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD
13-26 Green Organics Inc.- Scheduled to go to County Board on February 18, 2014
13-31 Candice Hadley R-3 Special Use- Scheduled to go to County Board on February 18, 2014

CITIZENS TO BE HEARD

NEW BUSINESS
Open discussion on possible changes to the LRMP for Kendall and NaAuSay Township

OLD BUSINESS
Review of By-laws and motion to approve staff to make changes to the notification process and discussion about lack of quorum re-notification (will vote on at next meeting)

ADJOURNMENT Next regularly scheduled meeting on Wednesday, March 26, 2014
Chairman Bill Ashton called the meeting to order at 7:06 pm.

**ROLL CALL**
Members Present: Chair Bill Ashton, Tom Casey, Bill Lavine, Larry Nelson, Tim Sidles, Claire Wilson and Budd Wormley
Others present: Planning & Zoning Manager Angela Zubko
Members Absent: Vern Poppen and 2 vacancies (Big Grove & Kendall)
In the Audience: Candice Hadley (Petitioner) & Leigh Anne Scoughton

**APPROVAL OF AGENDA**
Claire Wilson made a motion to approve the agenda as written. Budd Wormley seconded the motion. All were in favor and the agenda was approved.

**APPROVAL OF MINUTES**
Claire Wilson made a motion to approve the minutes from December 4, 2013, Bill Lavine seconded the motion. All were in favor and the minutes were approved.

**PETITIONS**

#13-31 Candice Hadley
Planner Angela Zubko explained the request of the petitioner; Candice Hadley, is requesting a special use in the R-3 District to hold weddings and special events on site. This use would be considered a unique use: (Uses, not otherwise listed herein, may be granted special use approval if such uses conform to the purpose, goals and objectives of the Residential Zoning Districts as described in Section 8.01.) The property is located at 1542 Plainfield Road on the south side of Plainfield Road about 1.1 miles west of Ridge Road. Currently the petitioner has a special use on the property for a bed and breakfast, this special use will stay with the property and the proposed special use will be a separate special use. The reason is that Bed and Breakfasts are no longer permitted as a special use in the R-3 Residential District so the use will stay as a legal non-conforming use and would not be altered. The Zoning Ordinance does allow for banquet halls in the A-1 Agricultural district as a special use subject to the following conditions:
- a. The facility shall have direct access to a road designated as an arterial roadway or major collector road as identified in the Land Resource Management Plan.
- b. The subject parcel must be a minimum of 5 acres.
c. The use of this property shall be in compliance with all applicable ordinances. The banquet facility shall conform to the regulations of the Kendall County Health Department and the Kendall County Liquor Control Ordinance. (Ord. 99-34)

d. Off-street parking, lighting and landscaping shall be provided in accordance with the provisions of Section 11 of the zoning ordinance.

e. All signage shall comply with the provisions of Section 12 of the Kendall County Zoning Ordinance.

f. Retail sales are permitted as long as the retail sales will be ancillary to the main operation.

g. The noise regulations are as follows:
   Day Hours: 7:00 A.M. to 10:00 P.M. not to exceed sixty five (65) dBA
   Night Hours: 10:00 P.M. to 7:00 A.M. not to exceed fifty five (55) dBA

This home is historic and eligible to apply for the National Registry of Historic Places. The house was built in 1865 by Gilbert Gaylord. The petitioner would meet all the requirements in the A-1 District and this property is unique therefore staff feels it falls under a unique use. The petitioner would like to hold catered events and weddings on site for a maximum of 100 guests held from May through October. The petitioner proposes to use a tent for events. No new buildings are proposed so the site will be used as is. The petitioner has stated that there is ample parking available in the field in the northeast corner of the property, as well as on the blacktop behind the house which was expanded to allow school bus turn-around. This road is the jurisdiction of the Kendall County Highway Department and the access to the site already exists. The property has a moon shaped driveway. The petitioner proposes to most events will take place Friday through Sunday and will be in compliance with the County’s noise ordinance. The petitioners have stated that portable toilets would be brought on premises for guests to minimize the impact on the septic system. The property currently has two septic systems and fields; and the field on the east side of the home was replaced within the past 10 years. The petitioner received approval at the December 10th Oswego Township board and has already contacted the Village of Plainfield to do a 1.5 mile review of the proposed project.

Staff is comfortable with this request and recommends approval. If approved, Staff recommends the following conditions be placed on the controlling ordinance approving the R-3 Special Use:

1. The principal use of the property is for residential purposes.
2. A maximum of 100 persons at any one time
3. All events must end at 10pm on weeknights and 11pm on weekends.
4. All events must be catered unless modifications are made to the kitchen and approved by the Health Department.
5. Compliance with applicable building codes and securing of the required permits associated with any proposed remodeling, alteration, construction or expansion of existing and proposed structures on the premises.
The ZPAC Committee recommended approval but the following was brought up: the speed limit of 55mph, the dangerous curve near the driveway, parking and use of existing outbuildings on the property.

Mr. Lavine asked if all the buildings on the plat of survey still exists. Planner Zubko stated yes all buildings still exist.

Ms. Wilson asked if handicapped parking was needed. Planner Zubko stated there is plenty of blacktop for handicapped parking and her son is in a wheelchair. Ms. Wilson asked about the porta-potties and if they stay on the property or are removed. The Petitioner stated it would depend on how many events would take place on the property and how close the events are to take place. Ms. Wilson asked if the house would be used for any events. Ms. Hadley stated not at this time as there are other issues to take place, building codes and Health Department, etc. Ms. Claire wanted to clarify what special events would include. Ms. Hadley stated the reception would most likely take place on the property. Ms. Hadley has talked to most of her neighbors and none had any objection.

Mr. Sidles asked if this would be setting a precedent to other R-3 zoning lots? Planner Zubko stated this property is unique in that it’s a historic home and does meet all the requirements of the A-1 district.

With no further suggestions or changes Larry Nelson made a motion, seconded by Budd Wormley to recommend approval and forward the petition onto the Special Use Hearing Officer with staff’s 5 suggested conditions. A roll call vote all were in favor.

Larry Nelson made a motion to have a lit sign only lit during the event and not to exceed 16 square feet in size. The lights must go off no later than the times specified in the special use. No electronic billboard or sign. Budd Wormley seconded the motion. A roll call vote all were in favor of the sign.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD
13-26 Green Organics Inc.- was continued due to a few minor things to get worked out, will be on the Feb. 4th County Board agenda.

CITIZENS TO BE HEARD
No more citizens were there to talk

There was some discussion on un-tasteful signs.

NEW BUSINESS
Elections of Officers- Planner Zubko stated it’s that time of the year again to elect officers. Larry Nelson made a motion to nominate and re-elect everyone as it, Bill Ashton as Chairman, Budd Wormley as Vice Chair, Larry Nelson as secretary and treasurer and Planner Zubko and recording secretary. Tom Casey seconded the
motion. All were in favor and everyone is to stay the same.

OLD BUSINESS
Review of By-laws and motion to approve the changes to the notification process (will vote on at the next meeting)- Planner Zubko stated that last month we discussed the changes but it wasn’t on the agenda. This month we need a motion to amend the bylaws and we will vote next month. Larry Nelson made a motion to be 500’ within the parcel be zoned, and delete the last sentence in Article V, seconded by Claire Wilson to approve to amend the by-laws. With a roll call vote 6 out of 7 voted yes with Bill Ashton being the no vote in favor of those changes. Mr. Ashton does not like the idea since it’s a donut taken out of a larger.

Planner Zubko wanted to bring up possible changes to the LRMP with respect to Kendall Township and NaAuSay Township. Planner Zubko stated this will be on next month’s meeting.

There was a discussion on issues in the Murdo Mackenzie subdivision out in Plattville.

ADJOURNMENT
The next meeting will be on February 26, 2014. Claire Wilson made a motion to adjourn the meeting, Larry Nelson seconded the motion. All were in favor and the meeting was adjourned at 8:40 p.m.

Don’t forget the annual meeting is on February 1, 2014 (Saturday at 9:30am)

Submitted by,
Angela L. Zubko, Planning & Zoning Manager
KENDALL COUNTY
REGIONAL PLANNING COMMISSION

Kendall County Office Building
Rooms 209 & 210
111 W. Fox Street, Yorkville, Illinois

Meeting Minutes of February 1, 2014- Annual Meeting

Call to Order: Chairman Bill Ashton called the meeting to order at 9:40 am.

KCRPC Roll Call
Members Present: Chairman Bill Ashton, Bill Lavine, Vern Poppen, Tim Sidles, Claire Wilson, Budd Wormley (Vice-Chair) and two vacancies
Members Absent: Tom Casey & Larry Nelson
Others present: Angela Zubko- Planning & Zoning Manager
Members in the Audience: Amy Ciesich- County Board member; John Shaw- County Board Member; Jeff Wehrli- County Board Member; Jason Pettit- Kendall County Forest Preserve; Scott Gryder- County Board Member; Don Hirsch- Kendall Township Trustee, Grant Castleton-Oswegoland Park District & Mike Barr- School District #308

WELCOMING REMARKS
Bill Ashton welcomed everyone for attending the annual meeting.

APPROVAL OF AGENDA
Bill Lavine made a motion to approve the agenda as written. Claire Wilson seconded the motion. All were in favor and the agenda was approved.

Request for Plan Amendments: Residents of Kendall County and Staff
Planner Zubko asked if anyone from the audience had any suggested changes to the LRMP. She stated if everyone remembers last year Kendall Township approached the Plan Commission wanting to discuss open space and maintenance and the township wanting larger lots. NaAuSay Township would like the same type of idea so staff is going to start working on possible changes next month at the Plan Commission meeting and will be working with the townships to make sure the changes will meet their needs.

2013 PBZ Project Summary & 2014 Future Projects/Goals
Ms. Zubko briefly went over some of the accomplishments of the PBZ Department and some projects that were conducted. Below is a list:
Goals last year:
- Complete the land cash ordinance amendments- COMPLETED
Go to each township board to introduce myself and also work with them to make sure the LRMP map is still meeting their needs- HAVE ATTENDED 6 OUT OF 9 TOWNSHIPS (Missing Fox, Little Rock and Big Grove)

Track how the County-wide Stormwater Ordinance is working for everyone- STILL IN PROCESS)

Finish the public improvements at Fields of Farm Colony

Assist with the first landmark in which a plaque will be awarded by the Kendall County Historic Preservation Program- STILL WORKING ON

Completed the Land Cash overhaul reducing the Fair Market Value of an improved acre from $113,871.61 to $81,268

Finished rescanning all petition files and site development permits, everything is easy to find in our drive and accessible to email out

Accepted the community certifications & started the Countywide Stormwater Ordinance, and tracking how the communities are doing

34 petitions submitted this year including: (42 in 2012, 38 in 2011, 29 in 2010)

Had 10 stormwater permits submitting including 6 that did not require permits but required reviews

10 County Initiated Text Amendments:
1 Minor Amendments to SU
3 Special Uses
2 Major Amendment to a Special Uses
1 Special Use Revocation
10 Variances/Administrative Variances
2 Rezoning
1 Site plan review
1 Plat of Vacation
4 conditional uses for a guest house

Already have 2 petitions this year

Reduced our budget by 9.5%, $15000

Projected Revenue for the Zoning Side was $7,500 and we brought in $7,857, projected the same for next year and already at $1,540

Attended 70 Night meetings totaling 122 hours after hours

Night meeting hours attended in 2014 so far: 10.75 Hours (8 Meeting)
Night meeting hours attended in 2013: 121.75 Hours (70 Meetings)
Night meeting hours attended in 2012: 111.00 Hours (67 Meetings)
Night meeting hours attended in 2011: 98.50 Hours (56 Meetings)
Night meeting hours attended in 2010: 77.50 Hours (37 Meetings)
Night meeting hours attended in 2009: 51.75 Hours (36 Meetings)
Night meeting hours attended in 2008: 53.50 Hours (27 Meetings)
• Ongoing participation in local and regional land use, transportation and open space planning initiatives (Northwest Water Planning Area, Blackberry Watershed, Lower Fox River Watershed, Kane/Kendall Bicycle Planning Meeting)
• Historic Preservation Commission participated in the Kendall County Fair again and currently working on a Preservation Plan to set goals for the next 5 years.

Ms. Zubko briefly went over some of the goals for 2014. Below is a list:

• Receive Groundwater study and present to all affected (have a list of about 200 to invite)
• Assist with the first landmark in which a plaque will be awarded by the Kendall County Historic Preservation Program
• Record more ordinance for special, variances (traditional and administratively) and amendments to SU’s
• Adopt and approve building code revisions and update building permit fees

There was brief discussion about the groundwater study. Ms. Zubko will contact about 200 people when the presentation is ready.

At this time it was open to the public to come discuss what’s going on in their community.

Scott Gryder wanted to thank everyone for the work that everyone on the Plan Commission does and thanks everyone for their time on each project.

Jeff Wehrli wanted to thank everyone as well on the Plan Commission as well.

Amy Cesich also wanted to thank everyone on the Plan Commission and appreciates everyone’s time.

Ms. Wilson had a question for Jason Pettit regarding the Henneberry Woods Subdivision and the acquired property in 2010. He stated it would be a little while before anything is improved out there. Ms. also asked if Ellis is self sustaining and Hoover. Mr. Pettit stated they are doing well but not self sustaining.

Mr. Wormley asked if the Forest Preserve plans to acquire some new property. Mr. Pettit stated most of the money is running out from the referendum in 2007. Mr. Pettit stated the Forest Preserve is working on a master plan breaking everything down and coming up with a plan for the Forest Preserve from operational to what improvements are at what location. Hopefully the plan will be completed in this Spring.

Grant Castleton from the Oswegoland Park District stated the most exciting thing they’re working on is the Winrock Pool reconstruction. There will be an 8 lane pool for swim team meets and renovating the bath house. The plan is to open May in 2014. The pool will be open
to the public certain hours to be determined. Tom or Carolyn Murrey can answer any questions on programming, lessons, etc. Ms. Wilson wanted to comment on the trails and thanked Grant for his work.

Don Hirsch is a Kendall Township trustee and introduced himself and briefly talked about the building they are remodeling out on Route 47 and the electronic message board sign they own.

**Old Business**
Kendall & NaAuSay Township request- start discussions in February about changes: Planner Zubko stated this was discussed earlier.

**New Business**
There was no new business

**Other Business**
There was no other business

**Public Comment**
There was no public comment

**Adjournment**
Budd Wormley made a motion, seconded by Claire Wilson, to adjourn the meeting at 10:13 am. With a voice call vote of all ayes, the motion carried. Chairman Bill Ashton adjourned the meeting.

Submitted by,
Angela L. Zubko, Planning & Zoning Manager
DEPARTMENT OF PLANNING, BUILDING & ZONING
111 West Fox Street • Room 203
Yorkville, IL • 60560
(630) 553-4141 Fax (630) 553-4179

14-02
Dickson Valley Ministries
Major Amendment to an A-1 Special Use

SITE INFORMATION
PETITIONERS Dickson Valley Ministries dba of Dickson Valley Camp and Retreat Center
ADDRESS 8250 Finnie Road, Newark
LOCATION On the north & south side of Finnie Road, 0.8 miles south of Finnie & Rogers Road
TOWNSHIP Fox
PARCEL # 04-17-100-002; 04-17-300-002 & 04-17-300-007
SIZE 160.59 Acres
EXISTING LAND USE Camp and retreat center

ZONING A-1 Special Use for camp and retreat center
Ordinance #2002-12: Allow a lighted sign at camp entrance with conditions
Ordinance # 2000-24: Same as Ord. 00-17A
Ordinance # 2000-17A: Amended Condition #5, the site plan, to include a
dining and meeting hall north of the original site plan & expand bath house
and chapel.
Ordinance # 1983-17: Special Use for a Christian Youth Camp (108 Acres, 3
buildings existed at this time)
1974: Countywide Rezoning shows it as A-1 SU (until 1974 the Zoning
Ordinance permitted non-profit camping uses)
LAND USE

LRMP  | Land Use  | Zoning   | Adjacent Land Use  | Adjacent Zoning   | Zoning within ½ Mile
------|-----------|----------|--------------------|-------------------|---------------------
      | 04-17-100-002: Agricultural | Agricultural | Millbrook Hunting Club | A-1 | A-1
      | 04-17-300-002: Open Space | Forest Preserve/Rural Estate Res. | Fox River/K.C. Forest Preserve | A-1 | A-1
      | 04-17-300-007: Country Res. (Max. Density 0.33 du/acre) | Countryside Res. | Residential | R-1 | R-1; Forest Preserve
      | Roads | Finnie Road is considered a scenic route | Trails | None | |

REQUESTED ACTION

Approval of a major amendment to an existing Special Use Permit to modify the site plan and expand the special use to pin numbers 04-17-100-002 & 04-17-300-007

APPLICABLE

§7.01.C (A-1 Agricultural Special Uses)

§13.07 (Special Uses)

SURROUNDING LAND USE

Location | Adjacent Land Use  | Adjacent Zoning   | LRMP             | Zoning within ½ Mile
--------|--------------------|-------------------|------------------|---------------------
North   | Millbrook Hunting Club | A-1 | Agricultural | A-1
South   | Fox River/K.C. Forest Preserve | A-1 | Forest Preserve/Rural Estate Res. | A-1
East    | Residential | R-1 | Countryside Res. | R-1; Forest Preserve
West    | Agricultural | A-1 | Countryside Res. | A-1

PHYSICAL DATA

ENDANGERED SPECIES REPORT

The Illinois Natural Heritage Database shows the following protected resources may be in the vicinity of the project location:
- Dixon Valley Sedge Meadow INAI Site
- Fox River INAI Site
- Dickson Sedge Meadow Natural Heritage Landmark
- River Redhorse (Moxostoma cannatum)

NATURAL RESOURCES INVENTORY

The SWCD is working on an executive summary.

ACTION SUMMARY

TOWNSHIP
(Fox)
The petitioners are on the February 10th Township Board meeting agenda

MUNICIPALITY
(Millbrook)
The Village of Millbrook will discuss this at their next meeting.

ZPAC 2.3.14
The ZPAC Committee recommended approval and the Health Department just wanted to give them a heads up that the codes have changed and to feel free to contact them at anytime to help aid in the planning process in case there are increased costs.

REQUESTED ACTION

GENERAL
Approval of a major amendment to an existing Special Use Permit to modify the site plan and expand the special use to pin numbers 04-17-100-002 & 04-17-300-007. The grounds are utilized all year long.

HISTORY
In 1971 Homer and Alice Dickson deeded a 108 acre tract of land for the Christian Camping International for an office headquarters for the Worldwide Ministry and also be the base camp for a Christian Ministry to youth in the Fox Valley. A 4,000 square foot building was immediately built to serve as the International Center and
an attractive building with bath facilities in a separate building nearby were constructed to serve as a craft and recreation center for a Day Camp program for children of Kendall County and surrounding areas.

In 1981 for reasons of proximity and efficiency the office operations were moved to Wheaton. This left the office space available for an expanded youth ministry. The Trustees saw this as an opportunity to enlarge the youth ministry in fulfillment of their commitment to the Dickson's and operate the site as a camp. A plan was developed to modify the office building to serve as a camp center with kitchen dining facilities, meeting and guest rooms. The craft shop was converted into a four-room dormitory.

The property was leased to Youth for Christ for a 30 year term and a joint committee comprised of CCI Trustees and UFC Directors was formed to create policies for long-range development and evaluation.

As of 1983 the camp was known as The Dickson Valley Camp and Retreat Center and had a capacity of 50 resident’s campers and 80 as daytime guests which is when they proposed the special use and requested 150 children in a residential or day camp basis.

Today they are known as The Dickson Valley Ministries and would like include the adoption of a new long range site plan and a revision of the conditions under which the ministry operates. Some of the conditions, which served a good purpose for a new ministry starting out in this community in those days are currently either outdated or can be a detriment to their daily operational and emergency needs and the needs of future growth.

Dickson Valley Camp has served churches, ministries and public and private schools for the past 30 years. In 1988 the number of groups using the site was 75 with about 2,000 people in attendance. In 2013 they served about 190 groups with over 7,600 people in attendance, 86% which are youth. Dickson Valley serves as many as 140 different churches a year from within a four state area and has worked with public schools from Plano, Newark, Aurora, Parkview Christian Academy and a long term relationship with Kendall County Operation Snowball.

**SIGNAGE**  A lighted entrance sign already exists on the property and was granted permission from Ordinance 2002-12.

**ACCESS**  The property already has 3 access points off Finnie Road going south, 1 entrance to the Director’s Lodge, one going to the main grounds and one more on the east boundary which is a maintenance road. The petitioner also has access off Finnie Road going north to an existing lodge, the Acorn Lodge. The petitioner is proposing one more access point north of Finnie Road to remote camp parking. Staff proposes to line up that entrance with the entrance to the south if possible.

**FLOODPLAIN**  Most of the southern property is covered with wetlands and floodway, the area is also referred to as the Sedge Meadow and is a Illinois Natural Area Inventory Site and a Natural Heritage Landmark.
FUTURE PROJECTS
Through mostly donated funds and volunteer labor, the ministry of Dickson Valley plan to undertake the following projects:
- Development of area with single cabins, housing up to 72 beds
- Year round Programs Lodging, two near front entrance
- Maintaining a lighted sign at the main Finnie Road entrance
- Addition to Directors Lodge/Front office
- Day camp area with open air pavilion and restrooms
- New road at west edge of lake accessing new parking area
- 400 seat Chapel pavilion
- Small rustic campsite area only for churches wanting a little more remote setting
- 3-4 RV spots for volunteers and leaders only
- Structures and storage areas at maintenance shop as needed
- Remodels of current lodges (including but not limited to Whittaker Lodge, Acorn Lodge, Silver Fox Lodge and Dickson Lodge) providing additional housing up to 72 beds
- Reforestation of some of the floodplain areas
- Addition to Chrouser Lodge dining room if needed

PREVIOUS CONDITIONS
The following are conditions that were placed on the property in the original 1983 ordinance and the sign conditions from 2002:
1. That the legal agreement between the County and Christian Camping International be made a part of the Special Use Permit. See Exhibit 2.
2. The use of dirt bikes, motorcycles; snowmobiles and recreational four wheeling vehicles shall not be permitted on the subject property except for emergency purposes.
3. No firearms of any kind shall be permitted on the subject property.
4. The County Board may on an annual basis require a certification of Christian Camping International of its not-for-profit status.
5. Exhibit #1 for the special use will be attached hereto and form a part of this ordinance.
6. It will be the responsibility of CCI to maintain and preserve the sedge meadow as identified on exhibit #1
7. The east boundary shall be fenced to mark the boundary between property
owners and installed to discourage trespassers.
8. The number of campers shall be limited to no more than 150 at any one time.
9. The petitioner agrees to operate the facility so that it does not conflict with the County's Recreational Vehicle Park and Campground Regulations.

The following conditions stay in place for the from Ordinance 2002-12 pertaining to the lighted sign:
10. The sign must be located on the property as shown in the attached Exhibit "A".
11. The sign shall be illuminated with a maximum of three (3) lights on the sign.
12. The sign shall be in conformance with the standards of sign illumination as set forth in the Kendall County Zoning Ordinance at all times.
13. A permit shall be obtained for the sign.

RECOMMENDATION Staff recommends approval of the requested major amendment to their special use with the following conditions:
1. The property can be utilized all year long.
2. At such time if the not-for-profit status is discontinued for any reason a new special use shall be applied for if the property is to be used for profit.
3. No hunting shall be permitted on the property.
4. The number of over-night campers shall be limited to no more than 300 at any one time.
5. No more than 4 hook-ups for RV's.
6. The sign shall be in conformance with the standards of sign illumination as set forth in the Kendall County Zoning Ordinance at all times and can be externally lit.

ATTACHMENTS
1. Ordinance 83-17 A-1 SU for a Christian Youth Camp
2. Ordinance # 2000-17A: Amended Condition #5, the site plan, to include a dining and meeting hall north of the original site plan & expand bath house and chapel.
3. Ordinance # 2000-24: Same as Ord. 00-17A
4. Ordinance #2002-12: Allow a lighted sign at camp entrance with conditions
5. ZPAC Meeting Minutes on 2.3.14
6. Proposed Site plan showing existing and future structures/plans
7. Plat of Survey of Whole property
WHEREAS, Christian Camp, International, did petition the Zoning Board of Appeals of Kendall County for a public hearing in the manner required by law and the ordinances of Kendall County, Illinois for a proposed amendment to the Kendall County Zoning Ordinance adopted January 16, 1940; and

WHEREAS, said Zoning Board of Appeals did thereupon publish notice of a hearing on said proposed amendment to said Zoning Ordinance as provided by the Statutes of the State of Illinois, and did then hold a public hearing on said proposed amendment on the 15th day of November, 1983, A.D. on the site described in the petition and at the conclusion of said hearing said Zoning Board of Appeals voted in favor of recommending to the County Board of Kendall County, Illinois that the petition be granted and the Zoning maps and ordinance be amended in the manner required by law; and

NOW THEREFORE, BE IT ORDAINED BY THE County Board of Kendall County, Illinois that the following described property be and it is hereby rezoned from AI, Agricultural District to A1SU, Agricultural District Special Use for Christian Youth Camp, and that the County Clerk be and she is hereby ordered and directed to change the zoning map, to show the change in zoning classification:

That part of the west half of Section 17, Township 36 North, Range 6 East of the Third Principal Meridian, described as follows:
Commencing at the Northwest corner of the southwest quarter of Section 18, Township and range aforesaid; thence south 1°07'54" east along the west line of said Section 18, 380.17 feet thence South 76°29'58" East 4010.24 feet; thence South 66°02'58" East 4010.24 feet; thence South 66°02'58" East 33.6 feet to the center line of Finnie Road; thence South 66°02'58" East 1377.07 feet for the point of beginning; thence North 38°48'51" East 2280.95 feet; thence North 71°00'24" West 331.99 feet to the Southwest corner of the Southeast quarter of the Northwest quarter of said Section 17; thence North 1°14'05" West along the West line of said quarter quarter section 1269.52 feet to the center line of Finnie Road; thence North 63°32'29" East along said center line 51.54 feet; thence North 73°54'02" East along said center line 785.94 feet; thence North 57°52'02" East along said center line 459.76 feet; thence North 46°37'32" East along said center line 158.96 feet to the East line of the
Northwest quarter of said Section 17; thence South 1°16' east along said East line 1864.30 feet to the Southeast corner of the Northwest quarter of said Section 17; thence South 1°12'58" east along the East line of the Southwest quarter of said Section 17; 513.64 feet to the Westerly bank up the Fox River; thence 36°20'02"
West along said Westerly bank 227.1 feet; thence South 34°34'02"
West along said Westerly bank 224.1 feet; thence South 40°48'02"
West along said Westerly bank 346.69 feet; thence South 35°57'02"
West along said Westerly bank 257.65 feet; thence South 47°25'02"
West along said Westerly bank 257.65 feet; thence South 47°35'02"
West along said Westerly bank 201.0 feet; thence South 46°15'02"
West along said Westerly bank 256.45 feet; thence South 44°58'02"
West along said Westerly bank 415.78 feet; thence South 39°20'02"
West along said Westerly bank 424.92 feet to a point on a line drawn South 66°02'58" East from the point of beginning; thence North 66°
02'58" West 1001.65 feet to the point of beginning, containing
107.55 acres, in the Township of Fox, Kendall County, Illinois.
BE IT FURTHER ORDAINED that the above special use classification
shall be expressly made subject to the following conditions:

1. That the legal agreement between the County and Christian Camping,
   International be made a part of the Special Use permit. See Exhibit 2.

2. The use of dirt bikes, motorcycles; snowmobiles and recreational
   fourwheeling vehicles shall not be permitted on the subject property except
   for emergency purposes.

3. No firearms of any kind shall be permitted on the subject property.

4. The County Board may on an annual basis require a certification
   of Christian Camping International of its not-for-profit status.

5. Exhibit #1 for the special use be attached hereto and form a
   part of this ordinance.

6. It will be the responsibility of CCI to maintain and preserve
   the sedge meadow as identified on exhibit #1.

7. The east boundary shall be fenced to mark the boundary between
   property owners and installed to discourage trespassers.

8. The number of campers shall be limited to no more than 150 at
   any one time.

9. The petitioner agrees to operate the facility so that it does not conflict with the County's Recreational Vehicle Park and Campground Regulations.
PASSED THIS 13th day of December, 1983.

Chairman, County Board of
Kendall County, Illinois

ATTEST:

County Clerk
MEMORANDUM AGREEMENT

In consideration of the adoption of the Special Use Ordinance which is attached hereto and made a part hereof and other good and valuable consideration, Christian Camping International, a not-for-profit corporation and petitioner in the above-named Special Use, hereby agrees that it will within thirty (30) days of the date hereof enter into a binding agreement with the appropriate authorities of Kendall County, State of Illinois, that the Special Use will lapse upon the occurrence of any of the following events:

1) At such time as Christian Camping International's not-for-profit status is discontinued for any reason.

2) Upon a transfer of the title to the premises to any for-profit venture or any not-for-profit venture whose objectives are not similar to Christian Camping International's.

3) If Christian Camping International uses the premises for any profit-making purpose or in any other manner inconsistent with the Special Use Ordinance.

12-13-83
Date

1. [Signature]

2. [Signature]


For Kendall County, Illinois
Public Works

1. Approved the resolution authorizing financing with Yorkville National Bank for a John Deere Motor Grader in the amount of $130,000.00

2. Approve the proposal of Smith Engineering for Fox Road engineering, not to exceed $83,600.00.

Budget & Finance

1. GIS pricing list correction

2. Fixed asset inventory tracking dollar amount

Chairman Church asked for a voice vote on the motion. All members present voting aye. Motion carried.

STANDING COMMITTEE REPORTS

Planning, Building & Zoning

Petition #00-34

Mr. Haldiman moved to approve petition #00-34 as presented. Ms. Martin seconded the motion.

ORDINANCE NUMBER 00-17

ORDINANCE TO AMEND ORDINANCE NUMBER 83-17
DICKSON VALLEY CAMP & RETREAT CENTER

WHEREAS, Mark D. Caldwell, Director of Dickson Valley Camp and Retreat Center, did make a request amend Ordinance 83-17 to construct a Dining and Meeting Hall contrary to the approved site plan in Section 17 of Fox Township; and

WHEREAS, said Ordinance affects property legally described as:
That part of the West Half of Section 17, Township 36 North, Range 6 East of the Third Principal Meridian, described as follows: Commencing at the Northwest Corner of the Southwest Quarter Section 18, Township and Range aforesaid; thence South 01°07'54" East along the West Line of said Section 18, 380.17 feet; thence South 76°29'58" East, 4,010.24 feet; thence South 66°02'58" East 33.6 feet to the Centerline of Finnie Road; thence South 66°02'58" East, 1,377.07 feet for the point of beginning; thence North 38°58'51" East, 2,280.95 feet; thence North 71°00'24" West, 331.89 feet to the Southwest Corner of the Southeast Quarter of the Northwest Quarter of said Section 17; thence North 01°14'05" West along the West Line of said Quarter Quarter Section, 1,269.52 feet to the Centerline of Finnie Road; thence North 63°32'29" East along said Centerline, 51.54 feet, thence North 73°54'02" East along said Centerline, 785.94 feet; thence North 57°52'02" East along said Centerline, 459.76 feet; thence North 46°37'32" East along said Centerline,
158.96 feet to the East Line of the Northwest Quarter of said Section 17; thence South 01°16' East along said East Line, 1,264.30 feet to the Southeast Corner of the Northwest Quarter of said Section 17; thence South 01°12'58" East along the East Line of the Southwest Quarter of said Section 17, 513.64 feet to the Westerly Bank of the Fox River; thence South 36°20'02" West along said Westerly Bank 224.1 feet; thence South 40°48'02" West along said Westerly Bank 346.69 feet; thence South 35°57'02" West along said Westerly Bank 257.65 feet; thence South 47°35'02" West along said Westerly Bank 201.1 feet; thence South 46°16'02" West along said Westerly Bank 254.55 feet; thence South 44°58'02" West along said Westerly Bank 415.78 feet; thence South 39°20'02" West along said Westerly Bank 424.92 feet to a point on a line drawn South 66°02'58" East from the point of beginning; thence North 66°02'58" West, 1,001.65 feet to the point of beginning; all in the Township of Fox, Kendall County, Illinois; and

WHEREAS, said petition was approved by the Kendall County Board on December 13, 1983, as Ordinance Number 83-17; and

WHEREAS, the Kendall County Board does have the authority to establish conditions pursuant to Section 13.07 K. of the Kendall County Zoning Ordinance; and

WHEREAS, Condition #5 of Ordinance 83-17 stipulated the site plan was attached as Exhibit A; and

WHEREAS, the petitioner wishes to construct the Dining and Meeting Hall north of the original site plan; and

WHEREAS, the Kendall County Board finds that said changes are consistent with the intent of the special use.

NOW, THEREFORE, BE IT ORDAINED, that the Kendall County Board amends the site plan of Condition #5 of Kendall County Ordinance Number 83-17 for the site plan attached as Exhibit "A."

IN WITNESS OF, this ordinance has been enacted on June 20, 2000.

Paul Anderson
Kendall County Clerk

John A. Church
Kendall County Board Chairman

At the conclusion Chairman Church asked for a roll call vote on the motion. All members present voting aye.
ORDINANCE NUMBER 00-21

ORDINANCE TO AMEND ORDINANCE NUMBER 83-17
DICKSON VALLEY CAMP & RETREAT CENTER

WHEREAS, Mark D. Caldwell, Director of Dickson Valley Camp and Retreat Center, did make a request amend Ordinance 83-17 to construct a Dining and Meeting Hall contrary to the approved site plan in Section 17 of Fox Township; and

WHEREAS, said Ordinance affects property legally described as:
That part of the West Half of Section 17, Township 36 North, Range 6 East of the Third Principal Meridian, described as follows: Commencing at the Northwest Corner of the Southwest Quarter Section 18, Township and Range aforesaid; thence South 01°07'54" East along the West Line of said Section 18, 380.17 feet; thence South 76°29'58" East, 4,010.24 feet; thence South 66°02'58" East 33.6 feet to the Centerline of Finnie Road; thence South 66°02'58" East, 1,377.07 feet for the point of beginning; thence North 38°58'51" East, 2,280.95 feet; thence North 71°00'24" West, 331.99 feet to the Southwest Corner of the Southeast Quarter of the Northwest Quarter of said Section 17; thence North 01°14'05" West along the West Line of said Quarter Quarter Section, 1,269.52 feet to the Centerline of Finnie Road; thence North 63°32'29" East along said Centerline, 51.54 feet; thence North 73°54'02" East along said Centerline, 785.94 feet; thence North 57°52'02" East along said Centerline, 459.76 feet; thence North 46°37'32" East along said Centerline, 158.96 feet to the East Line of the Northwest Quarter of said Section 17; thence South 01°16' East along said East Line, 1,264.30 feet to the Southeast Corner of the Northwest Quarter of said Section 17; thence South 01°12'58" East along the East Line of the Southwest Quarter of said Section 17, 513.64 feet to the Westerly Bank of the Fox River; thence South 36°20'02" West along said Westerly Bank 224.1 feet; thence South 40°48'02" West along said Westerly Bank 346.69 feet; thence South 35°57'02" West along said Westerly Bank 257.65 feet; thence South 47°35'02" West along said Westerly Bank 201.1 feet; thence South 46°16'02" West along said Westerly Bank 256.45 feet; thence South 44°58'02" West along said Westerly Bank 415.78 feet; thence South 39°20'02" West along said Westerly Bank 424.92 feet to a point on a line drawn South 66°02'58" East from the point of beginning; thence North 66°02'58" West, 1,001.65 feet to the point of beginning; all in the Township of Fox, Kendall County, Illinois; and

WHEREAS, said petition was approved by the Kendall County Board on December 13, 1983, as Ordinance Number 83-17; and

WHEREAS, the Kendall County Board does have the authority to establish conditions pursuant to Section 13.07 K. of the Kendall County Zoning Ordinance; and
WHEREAS, Condition #5 of Ordinance 83-17 stipulated the site plan was attached as Exhibit A; and

WHEREAS, the petitioner wishes to construct the Dining and Meeting Hall north of the original site plan; and

WHEREAS, the Kendall County Board finds that said changes are consistent with the intent of the special use.

NOW, THEREFORE, BE IT ORDAINED, that the Kendall County Board amends the site plan of Condition #5 of Kendall County Ordinance Number 83-17 for the site plan attached as Exhibit "A."

IN WITNESS OF, this ordinance has been enacted on June 20, 2000.

Attest:

John A. Church
Kendall County Board Chairman

Paul Anderson
Kendall County Clerk
Dickson Valley Camp and Retreat Center
8250 Finnie Rd.
Newark, IL 60541
630-553-6233

Cabin development south of sports center would be reduced with some beds moving into the center of camp.

Scale: 1in. = 200ft.

EXHIBIT "A"
ORDINANCE NUMBER 2001-12

GRANTING SPECIAL USE
8250 FINNIE ROAD
DICKSON VALLEY CAMP

WHEREAS, Dickson Valley Camp filed a petition for a Special Use within the A-1 district, for property located at 8250 Finnie Road in Fox Township; and

WHEREAS, said petition is to allow a lighted sign at the entrance to the camp, as provided in Section 12.12 of the Kendall County Zoning Ordinance; and

WHEREAS, said property is zoned A-1 Special Use for a camp and retreat center, per Ordinances 83-17 and 00-17A; and

WHEREAS, said property is legally described as:

Part of the West half of Section 17, Township 36 North, Range 6 East of the Third Principal Meridian, described as follows: Commencing at the Northwest Corner of the Southwest Quarter Section 18, Township and Range aforesaid; thence South 1 degree 7 minutes 54 seconds East along the West Line of said Section 18, 380.17 feet; thence South 76 degrees 29 minutes 58 seconds East 4,010.24 feet; thence South 66 degrees 2 minutes 58 seconds East 33.6 feet to the Centerline of Finnie Road, thence South 66 degrees 2 minutes 58 seconds East, 1,377.07 feet for the point of beginning; thence North 38 degrees 58 minutes 51 seconds East, 2,280.95 feet; thence North 71 degrees 0 minutes 24 seconds West, 331.99 feet to the Southwest Corner of the Southeast Quarter of the Northwest Quarter of said Section 17; thence North 1 degree 14 minutes 5 seconds West along the West Line of said Quarter Quarter Section 1,269.52 feet to the Centerline of Finnie Road; thence North 63 degrees 32 minutes 29 seconds East along said Centerline, 51.54 feet, thence North 73 degrees 54 minutes 2 seconds East along said Centerline, 785.94 feet; thence North 57 degrees 52 minutes 2 seconds East along said Centerline, 459.76 feet; thence North 46 degrees 37 minutes 32 seconds East along said Centerline, 158.96 feet to the East Line of the Northwest Quarter of said Section 17; thence South 1 degree 16 minutes East along said East line, 1,264.30 feet to the Southeast Corner of the Northwest Quarter of said Section 17; thence South 1 degree 12 minutes 58 seconds East along the East Line of the Southwest Quarter of said Section 17, 513.64 feet to the Westerly Bank of the Fox River; thence South 36 degrees 20 minutes 2 seconds West along said Westerly Bank 224.1 feet; thence South 40 degrees 48 minutes 2 seconds West along said Westerly Bank 346.69 feet; thence South 46 degrees 16 minutes 2 seconds West along said Westerly Bank 256.45 feet; thence South 44 degrees 58 minutes 2 seconds West along the Westerly Bank 415.78 feet; thence South 39 degrees 20 minutes 2 seconds West along said Westerly Bank 424.92 feet to a point on a line drawn South 66 degrees 2 minutes 58 seconds East from the point of beginning; thence North 66 degrees 2 minutes 58 seconds West 1,001.65 feet to the point of beginning; al in the Township of Fox, Kendall County, Illinois.
State of Illinois  
County of Kendall  

Zoning Petition  
#0204

WHEREAS, all procedures required by the Kendall County Zoning Ordinance were followed including notice for public hearing, preparation of the findings of fact, and recommendation for approval by the Zoning Board of Appeals; and

WHEREAS, the Kendall County Board finds that said petition is in conformance with the provisions and intent of the Kendall County Zoning Ordinance;

NOW, THEREFORE, BE IT ORDAINED, that the Kendall County Board hereby grants approval of a special use zoning permit to permit a lighted sign subject to the following conditions:

1. The sign must be located on the property as shown in the attached Exhibit “A”.
2. The sign shall be illuminated with a maximum of three (3) lights on the sign.
3. It shall be in conformance with the standards of sign illumination as set forth in the Kendall County Zoning Ordinance at all times.
4. A permit shall be obtained for the sign.

Failure to comply with the terms of this ordinance may be cited as a basis for amending or revoking this special use permit.

IN WITNESS OF, this ordinance has been enacted on May 21, 2002.

Attest:  

Paul Anderson  
Kendall County Clerk

John A. Church  
Kendall County Board Chairman
Dickson Valley Camp and Retreat Center
8250 Finnie Rd.
Newark, IL 60541
630-553-6233

EXHIBIT A
DATE 5/21/2002

Finnie Rd.

Camp Drive

Entrance Sign

21'

Flower Beds

Office

Woods
To: Kendall County Planning, Building & Zoning Committee
Yorkville, Illinois 60560

Petitioner: Dickson Valley Ministries, DBA Dickson Valley Camp & Retreat Center
8250 Finnie Rd. Newark, IL 60541-9573 630-553-6233

Dickson Valley Ministries would like to request a review of our A1SU zoning which would include the adoption of a new long range site plan and a revision of the conditions under which the ministry operates. The board of Dickson Valley Ministries would like the purpose of this petition to bring the current Special Use Zoning agreement up to date, making sure that it covers the extent of all our physical property and to adjust or remove some of the original conditions that have been in place since the original zoning hearings in 1983. Some of these conditions which served a good purpose for a new ministry starting out in this community in those days are currently either outdated or can be a detriment to our daily operational and emergency needs and the needs of future growth.

Dickson Valley Camp & Retreat Center has served churches, ministries and public and private schools for these past 30 years. In 1988 the number of groups using Dickson Valley was 75 with about 2,000 people in attendance. In 2013 we are excited that we can serve around 190 groups with over 7,600 people in attendance, 86% or which are youth. We continually give thanks for all the blessings God has provided and, as with any business, know that our location is one of those key provisions we are blessed with. Our setting in Kendall County, along the Fox River, has been key to our growth which has far outpace most other Christian camps our size. It was a generous gift from Homer and Alice Dickson of Yorkville that made this ministry possible and the ongoing relationships with the family that have helped it grow.

Over these years we have been excited to develop long term relationships with most of the organizations that we partner with. Dickson Valley serves as many as 140 different churches a year from within a four state area and has worked with public schools from Plano, Newark and Aurora, Parkview Christian Academy, and a long term relationship with Kendall County Operation Snowball. It has been a an extreme blessing and pleasure to have Kendall County as our home and we consider our original Special Use Zoning as blessing that has allowed us to grow to what we are today. We are looking forward to our next 30 years of doing more significant ministry and impacting more lives for Christ.
OVERVIEW OF OPERATION:
Dickson Valley Camp & Retreat Center is a twelve month, 365 day a year ministry. We partner with churches, ministries and public and private schools to help them run youth retreats, summer camps, outdoor education and other programs that can benefit from being in a remote natural setting. We do not have any facilities that are open to the public, instead we choose to work with intact groups only from these organizations or provide our own highly structured programs.

The camp has about equal usage during the months of September through May as we due during the summer months of June through August. We provide full on sight housing for all guests and campers, lots of activities to keep everyone busy and engaged in the setting, meeting spaces and top of the line food service for all in attendance. On sight we also provide housing for our seasonal staff, year round intern program and full time long term staff that are integral to the 24 hour programs that go on at camp. Dickson Valley Ministries also provides support ministries for pastors through our Lifting Arms coaching ministry. More details of the ministries are available at www.dicksonvalley.com and www.liftingarms.com

HISTORY OF OWNERSHIP:
In 1983 the original Special Use Zoning was setup with Christian Camping International, US Division. That not-for-profit corporation worked with Metro Chicago Youth For Christ to develop the early stages of the camp and start it on its ministry growth.

In 1988 those organizations transferred ownership to the newly formed not-for-profit Dickson Valley Corporation formed from members of both previous organizations.

In 2011 an update to Dickson Valley Corporations founding documents included the name change to Dickson Valley Ministries with the DBA of Dickson Valley Camp & Retreat Center (Supporting documents to be attached)

FUTURE DEVELOPMENT PLANNING:
Countless people have been a part of the development of the camp to this point and good planning was key to providing a very functional property today. As the Dickson Valley Ministries board looks to the future the same level of leadership is involved in making plans based on the latest programmatic needs and the wisdom of what makes for the most significant and impactful ministry. The board looks to our foundational purpose and core values to guide these plans.

Purpose Statement:
• Dickson Valley Ministries seeks to bring individuals to a strong and personal relationship with Jesus Christ and His Word, through unique programs, services and partnerships that joyfully support and encourage the ongoing work of Christ in and through His Church.

Core Values
• Without God’s sovereign Grace, the Love revealed through Christ and guidance from the Holy Spirit we can do nothing.
• We are passionate about serving and working through the Church.
• We are committed to encouraging and developing our staff as keys to our ministry.
• We are diligent at providing creative and unique experiences.
• We are dutiful in using the natural setting.
LONG RANGE FACILITIES PLANS (Maps and supporting documents to be attached)

The facilities planning process includes the key desire to not overbuild this property. The board is always looking for the right balance of maximum usage but with minimal impact. All future planning will avoid impacting the flood plain areas, the Dickson Sedge Meadow Natural Heritage Landmark area and the predominantly wooded areas. We will also continue to steward and oversee those areas.

Within the forceable future the ministry of Dickson Valley will seek, through mostly donated funds and volunteer labor, to undertake these following projects (no particular order):

- Development of area with single cabins, housing up to 72 beds,
- Year round Programs Lodging, two near front entrance,
- Maintaining a lighted sign at the main Finnie Rd. entrance,
- Addition to Directors Lodge/Front office,
- Day camp area with open air pavilion and restrooms,
- New road at west edge of lake accessing new parking area,
- 400 seat Chapel pavilion,
- Small rustic campsite area only for churches wanting a little more remote setting,
- 3-4 RV spots for volunteers and leaders only,
- Structures and storage areas at maintenance shop as needed,
- Remodels of current lodges (including but not limited to Whitaker Lodge, Acorn Lodge, Silver Fox Lodge and Dickson Lodge) providing addition housing up to 72 beds.
- Reforestation of some of the flood plain areas,
- Addition to Chrousler Lodge dining room if needed.

These projects would each be contingent on the permitting bodies regulating each individually, i.e. KC Public Health Department, Illinois Department of Public Health, KC Planning, Building & Zoning, Sandwich Fire Protection District and Fox Township Highway Department.
Planner Angela Zubko called the meeting to order at 9:01 a.m.

Present:
Fran Klaas - County Highway Department
Aaron Rybski – Health Department
Phil Smith – Sheriff’s Office
Angela Zubko – PBZ Planning & Zoning Manager

Absent:
Megan Andrews – Soil & Water Conservation District
Greg Chismark – Wills Burke Kelsey
Scott Gryder – PBZ Member
Brian Holdiman- Building Inspector
Jason Petit- Forest Preserve

Also present: Petitioner Mark Caldwell

AGENDA

A motion was made by Phil Smith to approve the agenda, Fran Klaas seconded the motion. All were in favor and the motion carried.

MINUTES

Fran Klaas made a motion, seconded by Aaron Rybski, to approve the December 2, 2013 meeting minutes. All were in favor and the motion carried.

PETITIONS

#14-02 Dickson Valley Ministries

Planner Angela Zubko did an overview of the request stating the property is located at 8240 Finnie Road on the north and south side of Finnie Road, 0.8 miles south of Finnie & Rogers Road. The petitioners are seeking approval of a major amendment to an existing Special Use Permit to modify the site plan and expand the special use to pin numbers 04-17-100-002 & 04-17-300-007. The entire property is 160 acres. The grounds are utilized all year long and their current special use is for a camp and retreat center. The center started in 1971, in the report is a lot of history of the property but Planner Zubko will not go over it at this time. Over the years the petitioners have updated their special use and have updated their site plan and conditions. The petitioners are looking to keep the lit sign which was the last amendment in 2002. The property currently has 2 access points off Finnie Road going south, 1 entrance to the Director’s Lodge and the other going to the main grounds. The petitioner also has access off Finnie Road going north to an existing Oulund Chalet. The petitioner is proposing one more access point north of Finnie Road to remote camp parking. Staff proposes to line up that entrance with the entrance to the south but will defer to Fran Klaas from the Highway Department on the entrance. Most of the southern property is covered with wetlands and floodway, the area is also referred to as the Sedge Meadow and is a Illinois Natural Area Inventory Site and a Natural Heritage Landmark. The report shows where most of the floodplain exists which is most of the southern property. Through mostly donated funds and volunteer labor, the ministry of Dickson Valley plan to undertake the following projects:

- Development of area with single cabins, housing up to 72 beds
- Year round Programs Lodging, two near front entrance
- Maintaining a lighted sign at the main Finnie Road entrance
- Addition to Directors Lodge/Front office
- Day camp area with open air pavilion and restrooms
- New road at west edge of lake accessing new parking area
- 400 seat Chapel pavilion
- Small rustic campsite area only for churches wanting a little more remote setting
3-4 RV spots for volunteers and leaders only
Structures and storage areas at maintenance shop as needed
Remodels of current lodges (including but not limited to Whitaker Lodge, Acorn Lodge, Silver Fox Lodge and Dickson Lodge) providing additional housing up to 72 beds
Reforestation of some of the floodplain areas
Addition to Chrousor Lodge dining room if needed

Also in the report were previous conditions placed on the special use and staff proposed to meet with the petitioner to update those conditions before the next meeting. Also in the packet is the site development plan and Mark Caldwell from the Dickson Valley Ministries is in attendance to answer any questions. Staff recommends approval of the requested major amendment to their special use.

Mr. Caldwell introduced himself and stated he’s been with Dickson Valley since 1989. He also stated the projects are a wish list and might not be completed for awhile due to timing and funds.

Mr. Fran Klaas stated he was not too concerned about the entrances lining up due to the lack of traffic on Finnie Road. Mr. Caldwell stated they were trying to offset the entrance to make it a little less noticeable since its parking for remote camping.

Mr. Phil Smith stated they’ve received one police call in the last 3 years and it was for a stolen cell phone. The Sheriff’s office does not have any concerns at this time. Mr. Smith did ask about the RV’s and about of over-night stays. Mr. Caldwell stated they are not looking to be a campground but there are retired volunteers that travel around in RV’s so they are only hoping to have 3-4 spots for volunteers to help. Mr. Caldwell stated there is more growth potential due to group sizes but have gotten into day-camps a lot more recently.

Mr. Aaron Rybski stated to feel free to always contact the health department and work closely work with them. The codes have changed as of October so this could make it a little more complex and cost a little more than normal depending on the type of system. They did discuss if they were a non-community water supply and to contact the State if needed. Mr. Caldwell stated they have already been discussing sharing wells, etc. as they already have a lot of capacity existing on the site. Mr. Caldwell also stated they will be looking into the future for storm water as well.

With no further comments Phil Smith made a motion, seconded by Fran Klaas to approve the special use and forward the petition onto the Plan Commission meeting in February. All were in favor and the motion carried.

#14-03 Plat of Vacation
Planner Angela Zubko explained that last year we revised the text of the subdivision regulations to have plats of vacation/consolidations come to the ZPAC Committee and then onto the PBZ Committee. The petitioners, Kenneth and Penny Zollinger are looking to consolidate lots 42 and 43 of the Henneberry Woods Subdivision. The petitioner is looking to vacate the east public utility easement on lot 43 and vacate the west public utility easement on lot 42. The 15’ public utility easement on the north will extend across lot 43 and end at 42 as shown on the subdivision plat and the eastern 7.5’ public utility easement on Lot 42 and the western 7.5’ public utility easement of lot 43 will remain. After the granting of the plat of vacation the ultimate goal is to combine the two lots to make one large lot and build a house in the middle of the lots. To apply for the building permit the petitioner will need to get a plat of survey showing both lots combined together and the appropriate easements and setback lines.

Mr. Fran Klaas asked if any utilities exist currently on the property and Planner Zubko stated no utilities exist, the lot is vacant.

With no comments Fran Klaas made a motion, seconded by Aaron Rybski to approve the plat and forward the petition onto the next Planning, Building and Zoning meeting in February. All were in favor and the motion carried.

ZPAC Meeting Minutes 2.3.14
On May 22, 2013 Kendall and Na-Au-Say Townships met to discuss possible changes to the residential zoning. We would like to eliminate RPD zoning and allow only R-1 R-2 or R-3 Residence Districts. If a developer would desire open space, we would like any retention ponds, bike or hiking trails, to be counted as open space. One acre lots would me the minimum lot size if well and septic are used.
Na Au Say Township Plan Commission
1312 Wheeler Road
Plainfield, IL 60544
February 9, 2013

Bill Ashton, Chairman
Kendall County Regional Plan Commission
111 West Fox Street
Yorkville, IL 60560

Mr. Ashton:

This letter is to express opinion on an issue presented by Andy Myers, Kendall Township Plan Commission Chair, and discussed at the February 2, 2013 Kendall County Regional Planning Commission Annual Meeting.

The consensus of the Na Au Say Township Plan Commission members is that single-family-home lot size in county developments should be one-acre minimum.

This size is to accommodate a swimming pool, often desired in rural development, and a septic field. As a result of this larger size lot, the septic field would not, and should not, encroach upon "open space" or common areas. When his/her septic field is not on the homeowner's property, the homeowner may not take the necessary responsibility for that septic field.

In addition, the larger lots would lessen open space and common areas within a development, and therefore would minimize the responsibility home owners and/or associations have for those areas.

Sincerely,

Pamela Wynne, Commission Chair, and members of the Na Au Say Township Plan Commission

CC to Kendall County Board Chairman John Shaw
Angelo Zubko, Senior Planner
Scott Gryder, Planning Building and Zoning Chair, Kendall County Board
NA AU SAY TOWNSHIP
1312 Wheeler Rd, Plainfield IL 60544

February 14, 2013

To: Bill Ashton
   Kendall County Regional Planning Commission
   111 West Fox St. Room 203
   Yorkville, IL 60560

From: Ken Hostert
   Na Au Say Township Supervisor
   1312 Wheeler Rd
   Plainfield, IL 60544

RE: Sizing of Single Family Home Lots

Dear Mr. Ashton:

This letter is to express opinion on an issue presented by Andy Myers, Kendall Township Plan Commission Chair, and discussed at the February 2, 2013 Kendall County Regional Planning Commission Annual Meeting.

The consensus of the Na Au Say Township Board of Trustees is to concur with the Na Au Say Township Planning Commission that single-family-home lot size in county developments should be one-acre minimum.

This size is to accommodate a swimming pool, often desired in rural development, and a septic field. As a result of this larger size lot, home owners septic field would not, and should not, encroach upon “open space” or common areas. When his/her septic field is not on the homeowner’s property, the homeowner may not take the necessary responsibility for that septic field. Additionally, the larger lots would lessen open space and common areas, and therefore would minimize the responsibility home owners and/or associations have for those areas.

Sincerely,

Ken Hostert
 Supervisor, Na Au Say Township Board of Trustees

CC: Kendall County Board President John Shaw; Angelo Zubko, Senior Planner; Scott Gryder, Planning Building and Zoning Chair, Kendall County Board
NA AU SAY TOWNSHIP
1312 Wheeler Rd, Plainfield IL 60544

February 14, 2013

To: Angela Zubko
   Department of Planning, Building and Zoning
   111 West Fox St. Room 203
   Yorkville, IL 60560

From: Ken Hostert
   Na Au Say Township Supervisor
   1312 Wheeler Rd
   Plainfield IL 60544

RE: Na Au Say Township Planning Commission

Dear Ms. Zubko:

The Na Au Say Township Board of Trustees met on February 11th, 2013 and reviewed a letter dated February 4, 2013 addressed to you from the Na Au Say Township Planning Commission. A motion to endorse the letter was approved by the Township Board of Trustees. A copy of the Na Au Say Township Planning Commission’s letter is attached.

The Na Au Say Township Board of Trustees fully supports the ideals of local government and keeping a strong link with the residence of the area so that their feedback is heard and clearly communicated to government. Continued use of the Township planning commission, its recommendations to the township Board of Trustees, and ultimately to the County is an important part of the feedback mechanism from the residence of the Township. Additionally, the Board of Trustees believes the documentation given to prospective applicants should clearly indicate the presentations of their proposals to the Township Planning Commission and Board of Trustees as a part of the overall process. In this way, the Na Au Say Township Board believes the interests of both the applicants and existing residences can be heard and considered starting at a local level. The Board’s aim in this matter is to clear up any possible ambiguity, expedite the applicant’s request, and allow for local input at the lowest levels of government.

Very truly,

Ken Hostert
Na Au Say Township Supervisor

cc: Scott Gryder, Planning, Building and Zoning Chair, Kendall County Board; John Shaw, Kendall County Board President; Bill Ashton, Regional Planning Commission Chair
Eliminate RPD zoning and allow only R-1, R-2 or R-3 Residence Districts.

If a developer would desire open space, we would like any retention ponds, bike or hiking trails, to be counted as open space.

One acre lots minimum if well and septic are used

No septics on open space lots like Henneberry Woods

Less open space to maintain
CONSTITUTION & BY-LAWS
FOR THE
KENDALL COUNTY REGIONAL PLAN COMMISSION

ARTICLE I. AUTHORITY
Illinois Revised Statutes. Regional Planning, An Act to provide for regional planning and for the creation, organization and powers of regional planning commissions. Laws 1929, p. 308, approved June 25, 1929, eff. July 1, 1929.

3001. Commission to prepare plan...commission shall be a fact finding body and shall make such investigations and gather such statistics as it shall deem necessary for the planning and development of said region and shall make a plan of said region to include all matter which it may deem necessary for the development of the region as provided above.

ARTICLE II. ROBERTS RULES OF ORDER, as applicable to informal meetings, shall prevail at all meetings of the Kendall County Regional Plan Commission.

ARTICLE III. COMMISSION MEETINGS

THE REGULAR MEETING of the Commission shall be held on the 4th Wednesday of each month at 7:00 p.m., at the Kendall County Office Building, unless otherwise specified by presiding officer, herein referred to as "Chairman", "Chairwoman" or "Chairperson".

ADJOURNED MEETINGS of the Commission may be held at such time and place as may be fixed in the resolution of adjournment or Notice of Special Meeting. If no other place is fixed in the resolution, the meeting shall be held at the Kendall County Office Building.

SPECIAL MEETINGS of the Commission may be called by the Chairman and held at any time or place fixed in the call.

SPECIAL MEETINGS of the Commission may also be called by the Chairman at the written request of any five or more members of the Commission. If the Chairman shall fail to comply with such a request, the members requesting the meeting have authority to call the meeting by drawing up and signing a notice calling the meeting.

ADJOURNED SPECIAL MEETINGS of the Commission may be held at such time and place as may be fixed in the resolution of adjournment. If no other place is fixed in the resolution, the meeting shall be held at the Kendall County Office Building.

ARTICLE IV. QUORUM
Fifty percent of the members of this Commission shall be necessary to constitute a quorum for the transaction of any business. Each member of the Commission is entitled to one vote, only
Commission members may vote.

The affirmative vote of a majority of the members present constituting the quorum shall be required for the exercise of powers or functions conferred or imposed upon the Commission, but less than a quorum of members may meet and adjourn from time to time until a quorum is present.

ARTICLE V. NOTICE OF MEETINGS

NOTICE OF MEETINGS shall name the time and place and business to be transacted and shall be emailed to each member of the Commission at his appropriate address unless otherwise specified to mail the packet to the appropriate address. Notice shall be sent at least five days in advance, allowing sufficient time to enable him to attend such meetings. Notice of the meeting sent to area media will be in the form of a press release and shall be sent only at the discretion of the Kendall County Regional Plan Commission (KCRPC) Chair.

ARTICLE VI. NOTICE FOR MEETINGS

Section 1. In instances which Kendall County Board is the petitioner, the Planning, Building and Zoning Department shall provide for a notice to surrounding property owners not less than ten (10) days before the regularly scheduled Regional Planning Commission meeting. Said notice shall provide the location of the petition, a brief statement of the nature of the petition, and any other relevant information.

Section 2. In instances in which the property petitioned is located in an Agricultural District, the petitioner shall notify all property owners, as determined by County tax records, within five hundred (500) feet of the overall parcel property. Said notice shall be completed not less than ten (10) days before the regularly scheduled Regional Planning Commission meeting. Said notice shall provide the location of the petition, a brief statement of the nature of the petition, and any other relevant information. The petitioner shall provide proof of notification to the Secretary.

Section 3. In all other instances, the petitioner shall provide proof of notification to all adjacent property owners, as determined by County tax records. Said notice shall be completed not less than ten (10) days before the regularly scheduled Regional Planning Commission meeting. Said notice shall provide the location of the petition, a brief statement of the nature of the petition, and any other relevant information. The petitioner shall provide proof of notification to the Secretary.

ARTICLE VII. TERM OF OFFICE

Plan Commission members are advisory to the County Board and appointed by the Board. Terms of Plan Commission Members shall be staggered, and for three year periods, beginning with the first month of the year in which the appointment is made. Members shall serve past their term, until a replacement or reappointment is made by the County Board.
When a vacancy occurs in the last quarter of a year, the Board may choose to make a temporary appointment to be confirmed by a full three year appointment for the candidate, beginning in the first month of the upcoming year.

ARTICLE VIII. COMMISSION OFFICERS AND DUTIES
The following officers shall be members of the Commission: a Chairman, Vice Chairman and Secretary. The following two officers may or may not be members of the Commission but may consist of staff: Recording Secretary and Treasurer.

CHAIRMAN (CHAIRPERSON, CHAIRWOMAN, PRESIDING OFFICER)
* The Chairman shall preside at all meetings of the Commission.
* The Chairman shall have general charge of the business of the Commission.
* The Chairman shall, when authorized by the Commission, execute in its name all contracts and other obligations, with the exception of those dealing with expenditures, which lie within the authority of the Kendall County Board.
* The Chairman shall appoint all committees.
* The Chairman shall have general supervision of the conduct of affairs of the Commission.
* The Chairman shall perform such other duties as are usually exercised by the Chairman of a Commission.

VICE CHAIRMAN
* The responsibility of the Vice Chairman shall be to perform the duties of the Chairman during the absence or disability of the same.

SECRETARY
* The Secretary shall attend all regular and special meetings and be responsible for the Minute book of the Commission.

TREASURER
* The Treasurer shall monitor all fiscal activities of the Commission as allocated by the County Board.
* The Treasurer, with the approval of the Commission, shall authorize payment of expenses for the Commission business to the County Board.
* The Treasurer shall keep a running record of all payments made from the budget allocated by the Board to the Commission, and shall keep the Chairman of the Commission informed as to the current status of budget funds.

The Treasurer may be a staff member of the Planning, Building and Zoning Department by majority vote of the Commission for a 1 year term.

RECORDING SECRETARY
* The Recording Secretary shall attend all regular and special meetings and be responsible for
taking the meeting minutes of the Commission.

* The Recording Secretary shall direct the mailing of all notices of regular and special Meetings as required under these by-laws or as directed by the Chairman.
* The Recording Secretary shall have charge of the office of the Commission and all books, papers and records thereof and shall attend to all correspondence of the Commission.
* The Recording Secretary shall be responsible for keeping track of the terms of office of the various Commission members.

The Recording Secretary should be a staff member of the Planning, Building and Zoning Department or employed by the Planning, Building and Zoning Office.

ARTICLE IX. ELECTION OF OFFICERS

ANNUAL MEETING for the election of officers of the Commission shall be held at the Kendall County Office Building at 7:00 p.m., on the 4th Wednesday in the month of January or the next scheduled meeting.

Any Vacancy in the office of Vice-Chairman, Secretary or Treasurer of the commission may be filled at any regular or Special Meeting after such vacancy occurs. The vacancy will be filled until the end of the vacated term by election from among the members. The office will come up for the regular election process the following January.

If the office of Chairman is vacated during a term, the position will be filled by the Vice-Chairman until the end of that Commission year and the office will come up for the regular January election schedule,

* The Chairman of the Commission shall be elected by the Commission. The term of service of the Chairman shall be one year and the Chairman may be re-elected.
* The Vice Chairman shall be elected by the Commission and the term of service shall be one year.
* The Secretary shall be elected by the Commission and the term of service shall be one year.
* The Treasurer shall be elected by the Commission and the term of service shall be one year.

ARTICLE X. APPOINTMENTS

The Chairman of the Commission shall appoint Committees and Committee Chairman when necessary. In the event that the Chairman, Vice Chairman and Secretary and Treasurer of the Commission should all be absent or unable for any reason to attend to the duties of their office, the remaining members of the Commission may at any Regular Meeting or at any Special Meeting, appoint a Chairman pro-tem, who shall attend to all the duties of such officers until such officers shall return or be able to attend to their duties.

ARTICLE XI. COMMITTEES

Whenever necessary, the Chairman of the Commission shall appoint special committees as necessary
or as may be authorized by the Commission.

All reports of committees upon which action of the Commission is contemplated shall be submitted in writing to the Commission and signed by the Chairman of the Committee.

ARTICLE XII. QUALIFICATIONS AND CONDUCT OF MEMBERS
All voting members and ex-officio members shall be legal residents of the County of Kendall.

All members of the Kendall County Regional Plan Commission shall be residents of different townships with one member at large so as to reasonably represent the urban and rural areas of the County.

Members who have any personal interest and/or are actively involved with, and have taken a position on the request; or who have ownership, or share of, or financial interest, or equity obligations in connection with the matter presented to the Commission shall disqualify themselves from any discussion, consideration or voting on such matters.

Each Commission member is allowed three (3) unexcused absences during each calendar year. Unexcused absences exceeding three (3) could result in a drop of the member from the Commission.

ARTICLE XIII. ORDER OF BUSINESS

* Roll Call of Members present
* Approval of Agenda
* Approval of Bills
* Approval of Minutes
* Petitions
* Citizens to be Heard
* New business.
* Old Business
* Adjournment

ARTICLE XIV. PETITIONS
All petitions and other matters brought before the Kendall County Regional Plan Commission shall be reviewed and in cases dealing with the Land Resource Management Plan a public hearing shall be conducted. Advisory recommendations of the Commission shall be transmitted to the Zoning Board of Appeals and the Planning, Building and Zoning Committee for consideration.

ARTICLE XV. ADDRESSING THE PLAN COMMISSION
The public is invited by the Planning Commission to speak on items before the Commission. Reasonable time limitations may be imposed by the Chairman.
ARTICLE XVI. AMENDMENT OF BY-LAWS AND RULES OR PROCEDURE
The By-Laws and rules of procedure herein may be amended whenever it is necessary to do so for the best interests of the Commission, providing such amendment is proposed in writing and signed by at least three members. The motion for such amendment shall be made at one meeting and voted upon at the meeting next following; the notice for such meeting shall contain a copy of the proposed amendment.

APPROVED & ADOPTED BY THE KENDALL COUNTY REGIONAL PLAN COMMISSION

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<tr>
<th>Name</th>
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<td>Bill Ashton</td>
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